159.0	0011	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,225,800	/	1,225,800
USE VALUE:	1,225,800	/	1,225,800
ASSESSED:	1,225,800	/	1,225,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BEAULIEU CHRISTOPHER W
Owner 2:	PORTER-BEAULIEU VANESSA
Owner 3:	
Street 1:	60 GEORGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CARNEY JOHN A -
Owner 2:	-
Street 1:	98 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Vinyl Exterior and 2992 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	805,800		420,000	1,225,800
Total Card	0.138	805,800		420,000	1,225,800
Total Parcel	0.138	805,800		420,000	1,225,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.69 | /Parcel: 409.69

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	106245
GIS Ref	
GIS Ref	
Insp Date	05/23/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 159.0-0011-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	805,800	0	6,000.	420,000	1,225,800		Year end	12/23/2021
2021	101	FV	734,500	0	6,000.	420,000	1,154,500		Year End Roll	12/10/2020
2020	101	FV	733,300	0	6,000.	420,000	1,153,300	1,153,300	Year End Roll	12/18/2019
2019	101	FV	625,300	0	6,000.	420,000	1,045,300	1,045,300	Year End Roll	1/3/2019
2018	101	FV	190,500	0	6,000.	354,000	544,500	544,500	Year End Roll	12/20/2017
2017	101	FV	190,500	0	6,000.	324,000	514,500	514,500	Year End Roll	1/3/2017
2016	101	FV	190,500	0	6,000.	276,000	466,500	466,500	Year End	1/4/2016
2015	101	FV	178,400	0	6,000.	240,000	418,400	418,400	Year End Roll	12/11/2014

!12466!

PRINT

Date	Time
12/30/21	14:49:31

LAST REV

Date	Time
06/01/21	10:09:40
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12466

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN A,	71063-183	1	5/25/2018		1,235,000	No	No		
GRAY HELEN REED	70206-193		11/9/2017	Change>Sale	545,000	No	No		
REED-GRAY HELEN	25289-99		4/18/1995			No	No		F

USER DEFINED

Prior Id # 1:	106245
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/17/2021	99	Redo Bas	30,600	O				
2/21/2018	185	Heat App	10,000	C				
1/26/2018	98	Dormers	20,000	C				
11/14/2017	1520	Addition	124,000	O				
6/21/1999	361	Manual	15,995					VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2021	Permit Visit	DGM	D Mann
5/23/2018	MEAS&NOTICE	BS	Barbara S
4/12/2018	Meas/Inspect	DGM	D Mann
10/15/2008	Meas/Inspect	355	PATRIOT
10/15/2008	Meas/Inspect	355	PATRIOT
4/20/2000	Inspected	264	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	256	PATRIOT
7/22/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1946	Eff Yr Blt:	2017
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13253665
Const Adj.:	1.34986496
Adj $ / SQ:	198.740
Other Features:	96049
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	815637
Depreciation:	9788
Depreciated Total:	805849

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	3	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

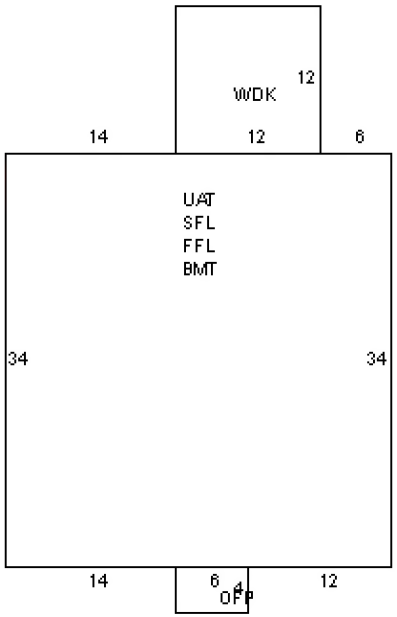
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	240.48
Special Features:	0	Val/Su Net:	217.55
Final Total:	805800	Val/Su SzAd	370.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,088	95.400	103,790
FFL	First Floor	1,088	198.740	216,229
SFL	Second Floor	1,088	198.740	216,229
UAT	Upper Attic	272	139.120	37,840
WDK	Deck	144	17.470	2,516
OFP	Open Porch	24	59.390	1,425

	Net Sketched Area:	3,704		Total:	578,029
Size Ad	2176	Gross Area	4520	FinArea	2992

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 159.0-0011-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	